153.0	0011	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	720,000 /	720,000
USE VALUE:	720,000 /	720,000
ASSESSED:	720,000 /	720,000

Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NGUYEN AMANDA
Owner 2:	
Owner 3:	
Street 1:	46 EUSTIS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	DUNN THOMAS H/ ESTATE -
Owner 2:	-
Street 1:	46 EUSTIS ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1546 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

Henry Arsenault & Catherine M
Thomas H Dunn dod 11/26/19

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4830.000	268,100		451,900	720,000
Total Card	0.111	268,100		451,900	720,000
Total Parcel	0.111	268,100		451,900	720,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.57 | /Parcel: 465.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	102418
GIS Ref	
GIS Ref	
Insp Date	01/20/18

!12082!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0011-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,100	0	4,830.	451,900	720,000		Year end	12/23/2021
2021	101	FV	260,100	0	4,830.	451,900	712,000		Year End Roll	12/10/2020
2020	101	FV	260,200	0	4,830.	451,900	712,100	712,100	Year End Roll	12/18/2019
2019	101	FV	214,200	0	4,830.	423,700	637,900	637,900	Year End Roll	1/3/2019
2018	101	FV	213,700	0	4,830.	350,200	563,900	563,900	Year End Roll	12/20/2017
2017	101	FV	213,700	0	4,830.	322,000	535,700	535,700	Year End Roll	1/3/2017
2016	101	FV	213,700	0	4,830.	293,700	507,400	507,400	Year End	1/4/2016
2015	101	FV	208,600	0	4,830.	288,100	496,700	496,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:51:47

LAST REV

Date	Time
11/10/21	10:55:53
mmcmakin	

USER DEFINED

Prior Id # 1:	102418
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 12082

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNN THOMAS H/	1580-152		10/20/2021	Estate/Div	685,000	No	No		Fiduciary deed document # 321442
PRATT ADELAIDE	593-85		8/12/1957		20,250	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2014	1555	Re-Roof	8,000					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
1/20/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	372	PATRIOT
4/24/2000	Inspected	276	PATRIOT
4/6/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4830		Sq. Ft.	Site		0	80.	1.17	9									451,922						451,900	

Total AC/HA:	0.11088	Total SF/SM:	4830	Parcel LUC:	101 One Family	Prime NB Desc	Brackett	Total:	451,922
Spl Credit		Total:	451,900						

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	175.048
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364209
Depreciation:	96151
Depreciated Total:	268058

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

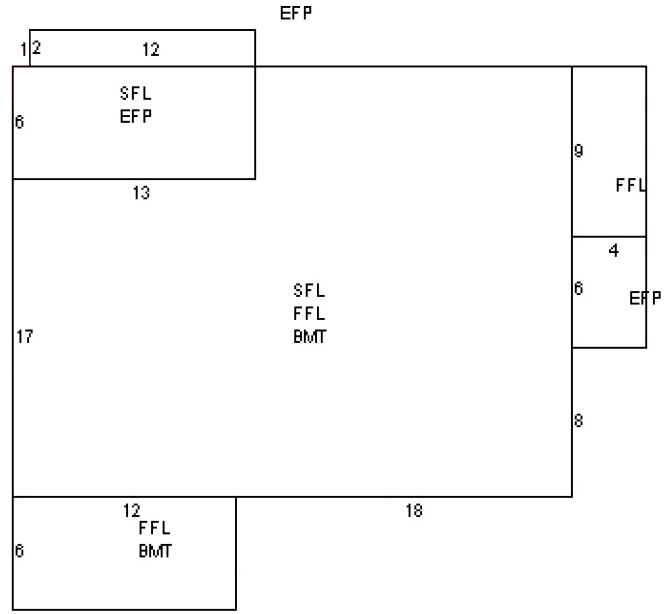
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.05
Special Features:	0	Val/Su Net:	122.70
Final Total:	268100	Val/Su SzAd	194.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	175.050	126,035
BMT	Basement	684	56.720	38,793
SFL	Second Floor	655	175.050	114,744
EFP	Enclos Porch	126	48.710	6,137

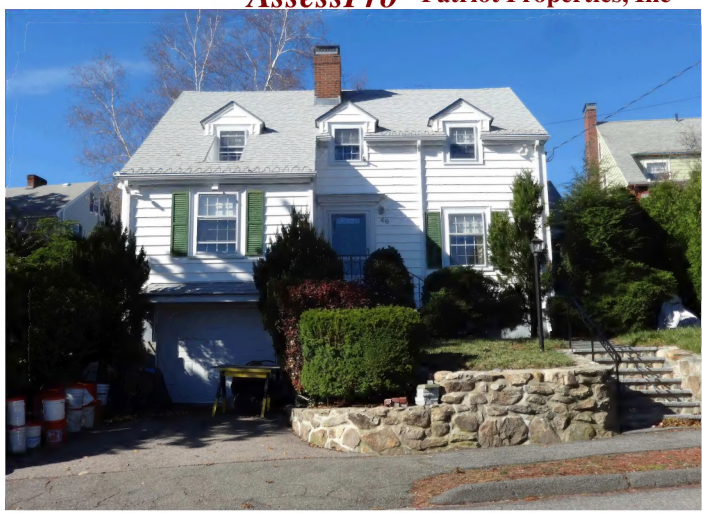
Net Sketched Area:	2,185	Total:	285,709
Size Ad	1375.4999	Gross Area	2220	FinArea	1546
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0011-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	GD	1999	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	